092.0	0005	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	604,400 / 604,400
					USE VALUE:	604,400 / 604,400
					ASSESSED:	604,400 / 604,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		GOVERNOR RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CONNERNEY JAMES/SHEILA
Owner 2:	
Owner 3:	
Street 1:	23 GOVERNOR ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DWYER JOHN S & ELLEN P -
Owner 2:	-
Street 1:	23 GOVERNOR ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,465 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1931, having primarily Wood Shingle Exterior and 1296 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3465.000	237,600		366,800	604,400
Total Card	0.080	237,600		366,800	604,400
Total Parcel	0.080	237,600		366,800	604,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 466.36 | /Parcel: 466.3

Legal Description

User Acct 59714

GIS Ref

GIS Ref

Insp Date 11/01/18

Entered Lot Size

Total Land:

Land Unit Type:

!7530!

PREVIOUS ASSESSMENT

Parcel ID 092.0-0005-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	237,700	0	3,465.	366,800	604,500	604,500	Year End Roll	12/18/2019
2019	101	FV	194,700	0	3,465.	372,000	566,700	566,700	Year End Roll	1/3/2019
2018	101	FV	194,700	0	3,465.	277,700	472,400	472,400	Year End Roll	12/20/2017
2017	101	FV	194,700	0	3,465.	251,500	446,200	446,200	Year End Roll	1/3/2017
2016	101	FV	194,700	0	3,465.	241,000	435,700	435,700	Year End	1/4/2016
2015	101	FV	190,100	0	3,465.	204,300	394,400	394,400	Year End Roll	12/11/2014
2014	101	FV	190,100	0	3,465.	193,900	384,000	384,000	Year End Roll	12/16/2013
2013	101	FV	190,100	0	3,465.	184,400	374,500	374,500		12/13/2012

PRINT

Date	Time
12/10/20	22:09:27

LAST REV

Date	Time
06/25/19	14:41:12

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7530

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DWYER JOHN S &	1370-67		6/26/2009		370,000	No	No		
	932-1		3/1/1980		65,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/18/2012	500	Manual	2,711					air sealing & insu
9/18/2009	865	Manual	13,000					
3/31/2005	205	Add Bath	7,000			G6	GR FY06	add half bath

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	CC	Chris C
12/9/2008	Meas/Inspect	163	PATRIOT
10/20/2005	Permit Visit	BR	B Rossignol
4/1/2000	Inspected	197	PATRIOT
2/4/2000	Mailer Sent		
2/4/2000	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	59714
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3465		Sq. Ft.	Site		0	70.	1.51	5									366,765						366,800	

Total AC/HA: 0.07955 | Total SF/SM: 3465 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 366,765 | Spl Credit | Total: 366,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	171.990
Other Features:	81000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	344281
Depreciation:	106727
Depreciated Total:	237554

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

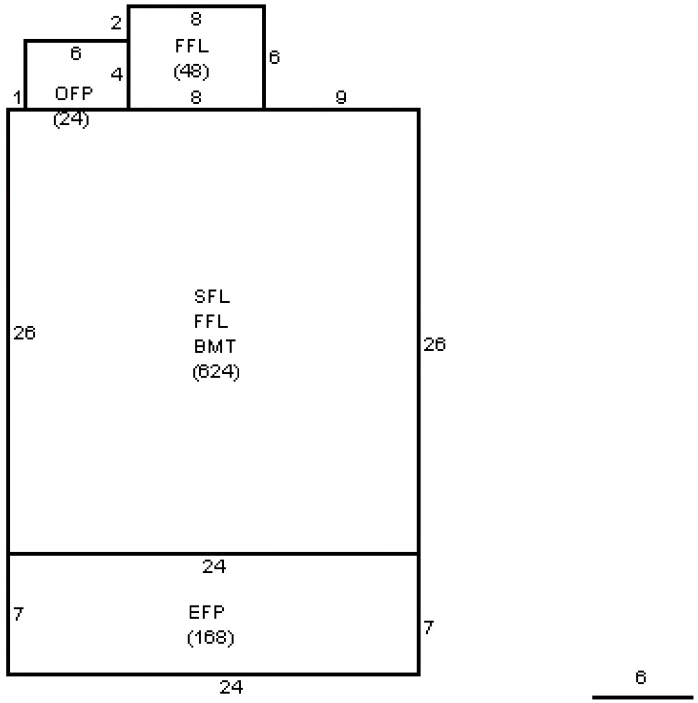
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	171.99
Special Features:	0	Val/Su Net:	112.50
Final Total:	237600	Val/Su SzAd	183.33

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	672	171.990	115,578
BMT	Basement	624	51.600	32,197
SFL	Second Floor	624	171.990	107,322
EFP	Enclos Porch	168	42.560	7,150
OFP	Open Porch	24	43.120	1,035

Net Sketched Area:	2,112			Total:	263,282
Size Ad	1296	Gross Are	2112	FinArea	1296

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

092.0-0005-0001.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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